



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

## **NOTICE OF AVAILABILITY**

### **MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

**PROJECT: GRANITE BAY PLAZA & PARDEE COURT HALF-PLEXES (PSUB T20060098)**

**PROJECT DESCRIPTION:** Proposed a subdivision of 35-unit town homes on approximately 3.57 acres & a new commercial retail building of 8,800 square feet with 50 parking spaces on approximately 1.14 acres.

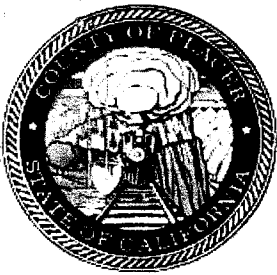
**PROJECT LOCATION:** Along Pardee Court and Douglas Blvd, southeast corner of Douglas Blvd and Auburn Folsom Rd, Granite Bay, Placer County

**PROPONENT:** Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608, 916-331-4336

The public comment period for this document closes on **May 23, 2007**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Peg Rein, 530-745-3075, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

Newspaper: Roseville Press Tribune

Publish date: Wednesday, April 25, 2007



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## **NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

### **PROJECT INFORMATION**

<b>Title:</b> Granite Bay Plaza and Pardee Court Half Plexes	<b>Plus#</b> PSUB T20060098
<b>Description:</b> Proposed a subdivision of 35-unit town homes on approximately 3.57 acres & a new commercial retail building of 8,800 square feet with 50 parking spaces on approximately 1.14 acres	
<b>Location:</b> Along Pardee court and Douglas Blvd, southeast corner of Douglas Blvd and Auburn Folsom Rd	
<b>Project Owner:</b> Capital Pacific Company, 7150 Douglas Blvd., Granite Bay, CA 95746, 916-782-8777	
<b>Project Applicant:</b> Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608, 916-331-4336	
<b>County Contact Person:</b> Crystal Jacobsen	530-745-3085

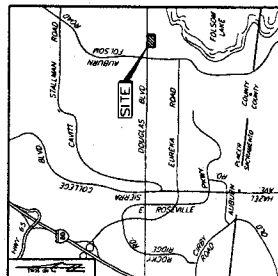
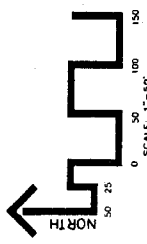
### **PUBLIC NOTICE**

The comment period for this document closes on **May 21, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

#### **Recorder's Certification**

POSTED 04/17/2007  
through \_\_\_\_\_  
JIM McCAULEY, COUNTY CLERK  
By [Signature]  
Deputy Clerk



VICINITY MAP  
NO SCALE

OWNER/DEVELOPER	GRANITE BAY PLAZA AND DOUGLAS BLVD. HALF-PLEXES
DESIGNER	BAKER WILLIAMS ENGINEERING GROUP
ENGINEER	BAKER WILLIAMS ENGINEERING GROUP
ASSESSOR'S PARCEL NUMBER	007-270-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 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994, 995, 996, 997, 998, 999, 1000

TENTATIVE SUBDIVISION MAP  
GRANITE BAY PLAZA AND DOUGLAS BLVD. HALF-PLEXES  
PLACER COUNTY, CALIFORNIA  
JANUARY, 2006

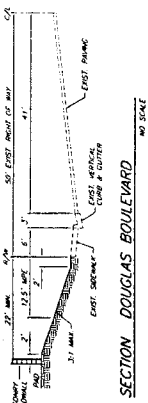
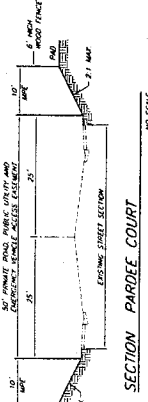
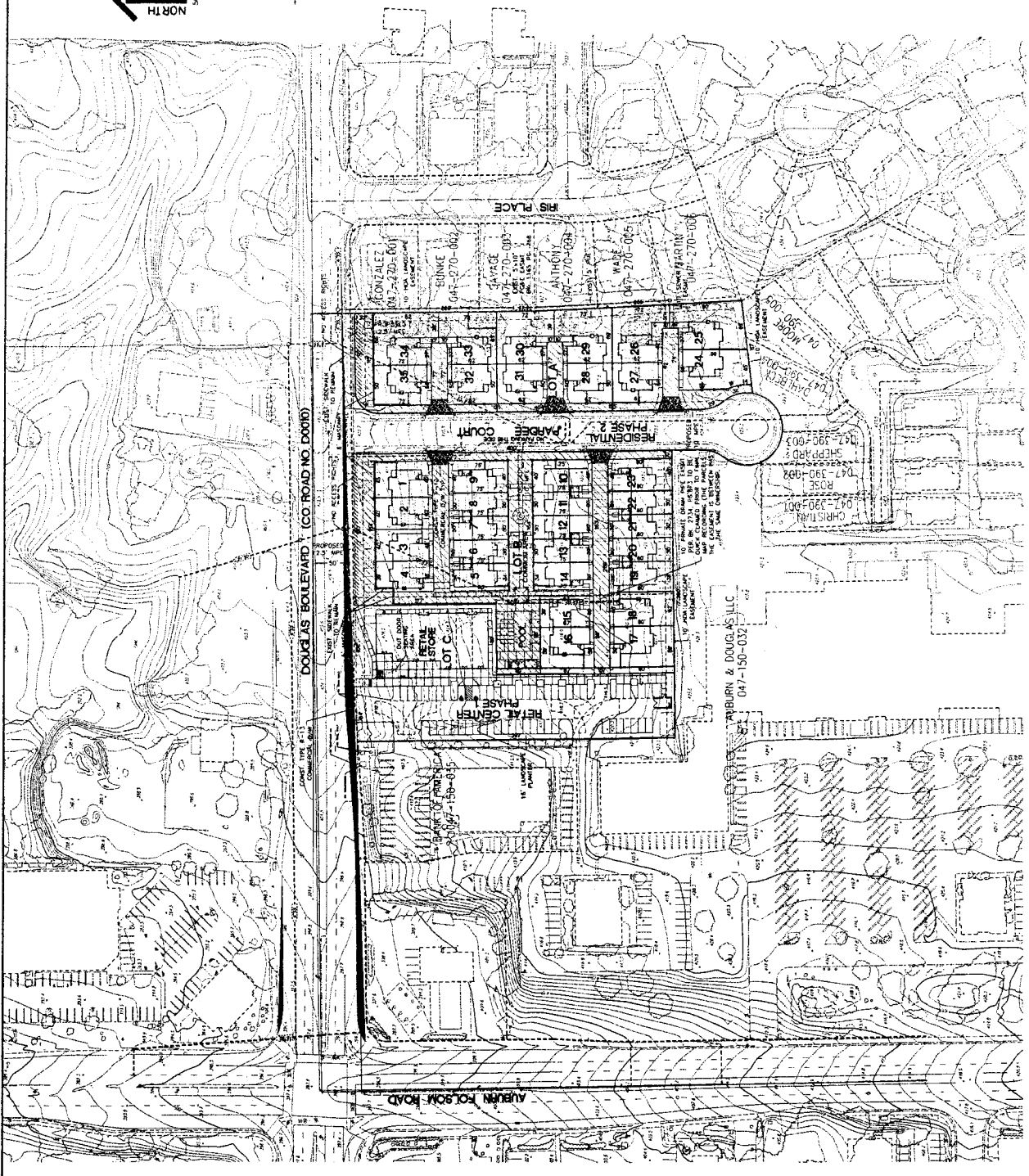
SCALE: 1"=50'  
REVISED MAY 16, 2006  
REVISED JULY 17, 2006  
REVISED AUGUST 3, 2006  
REVISED SEPTEMBER 14, 2006  
REVISED OCTOBER 30, 2006  
REVISED FEBRUARY 6, 2007

TENTATIVE MAP STATEMENT  
I, THE ENGINEER, HAVE EXAMINED THE MAP AND THE INFORMATION THEREON AND AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF THE ACCURACY OF THE INFORMATION THEREON.

TENTATIVE MAP STATEMENT  
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**BW** BAKER WILLIAMS ENGINEERING GROUP  
1000 S. G ST. SUITE 200  
SACRAMENTO, CA 95811  
TEL: (916) 444-1111  
FAX: (916) 444-1112  
WWW.BWENGINEERING.COM

JOB # 05-08-100 0508100-TENT-MAP.DWG



NOTE  
LOTS 1 AND 8 ARE COMMON AREA LOTS  
AND ARE SHOWN AS CROSS HATCHED.



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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning)

## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

### A. BACKGROUND:

Project Title: <b>Granite Bay Plaza and Pardee Court Half-Plexes</b>	Plus# PSUB T20060098
Entitlements: Conditional Use Permit, Tentative Subdivision Map and Variance	
Site Area: 4.7 acres	APN 047-150-012, 015, 016, & 042
Location: Along Pardee Court and Douglas Boulevard, Granite Bay (i.e. The site is located on the south side of Douglas Boulevard, east of Auburn-Folsom Road)	
<p>Project Description: The project includes the development of integrated mixed uses, including approximately 8,800 square feet of commercial uses, as well as 35 multi-family, for-sale, attached townhomes, with an open space courtyard area, pool and cabana amenities, and an entrance feature. Development of the project will occur in two phases: the commercial/retail center as Phase One, and the multi-family residential units as Phase Two. An existing cellular telephone tower will remain at the southwest corner of the project site.</p> <p>The commercial uses will be located on approximately 1 acre, along the western end of the site. The commercial structure will replace an existing commercial building and will be constructed prior to the demolition of the existing structure. The proposed commercial building will include the potential for outdoor dining along Douglas Boulevard, with parking to the west of the building, oriented off Douglas Boulevard.</p> <p>The multi-family residential uses include the development of 35 for-sale attached townhomes, with an open space courtyard, cabana and pool amenities on the remaining 3.5 acres of the site. The units will be located on both sides of Pardee Court, will be two stories, and will contain two-car garages.</p> <p>Parking for the project includes two garage stalls per unit, ten parallel stalls along one side of Pardee Court, and 52 stalls (including two ADA stalls) near the west end of the site, which will be used for commercial uses parking and guest parking for the residential uses. The site is accessed off Douglas Boulevard, with an entrance serving the</p>	

commercial uses on the northwest end of the site, and Pardee Court along the east end, providing access to the residential uses. The project also includes two connections to the neighboring parcel to the west, which contains existing commercial uses. Such connections will provide circulation among the commercial uses.

## B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Commercial Planned Development, Combining Design Corridor	Commercial	Large portion of the site developed with a commercial structure, paved surfaces, and a cellular tower, remainder of site undeveloped. Pardee Court runs through east end of site and contains curb/gutter/sidewalks. Far east end of site contains some scattered boulders and small oaks.
North	Neighborhood Commercial, Combining Use Permit, Combining Design Corridor	Same as project site	Parcel directly to north is undeveloped, containing a riparian area and expansive grove of oaks covering a large portion of the parcel. Adjacent parcels to the northwest are developed with commercial uses.
South	Commercial Planned Development, Combining Design Corridor and Residential Multi-Family, Combining Density Limitation 10 units per acre, Combining Design Corridor, Combining Planned Development 10 units per acre	Commercial and High Density Residential 4-10 DU/AC	Parcel along the southwest end is developed with commercial uses, containing large retail structures and expansive paved surfaces. Parcels to southeast are developed with high density, single-family residences.
East	Residential Single Family	Medium Density Residential 2-4 DU/AC	Parcels to east are developed with medium density single-family residences, with a rear yards containing many oaks which provide a buffer to project site.
West	Same as project site	Same as project Site	Parcel developed with commercial uses and paved surfaces.

## C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and

the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference can occur:

- ➔ County-wide General Plan EIR
- ➔ Granite Bay Community Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

#### **D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

**I. AESTHETICS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

**Discussion- All Items:**

The project site does not contain scenic resources, nor is it located in a scenic corridor, within a scenic vista, or along a state scenic highway. The site is currently developed with a commercial structure and paved surfaces, which are old and in rundown condition. The development of the project as proposed would provide for improvements to the overall visual character and quality of the site, given the proposed landscaping and quality building designs, which include rock and wood building features, natural earth-tone building colors, and building articulations. The development of the proposed project is consistent with the uses allowed in the CPD-DC zoning district; and as such, the proposed uses were considered and addressed in the Community Plan. In addition, the site contains a DC (Design Corridor) and therefore, the project will be subject to Design Review by the County, where aesthetics will be considered. Because of this, the proposed project will have no negative aesthetic impact.

**II. AGRICULTURAL RESOURCE** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

**Discussion- All Items:**

The project site is located in a commercial zoning district, is currently developed with commercial uses, and is surrounded by existing commercial and residential uses. The proposed project does not include the conversion of agricultural lands or involve other changes to the existing environment which would result in a conversion of agriculture lands; nor does the project conflict with any General/Community Plan policy or zoning related to agricultural use. Because of this, the development of the proposed project will not have a negative impact to agricultural resources.

**III. AIR QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

**Discussion- Item III-1:**

The project will not conflict with the Air Quality Management Plan.

**Discussion- Items III-2,3:**

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the project will result in an increase in regional and local emissions from construction and operation.

The project's related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, fireplaces, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, the short-term construction and operational emissions are not above the District's threshold of 82 lbs/day ROG/NOX/PM10, however, the project will contribute to cumulative air quality impacts in Placer County.

The mitigation measures proposed below will reduce the projects air quality impacts. Thus, air quality impacts associated with the project would be less than significant if the following conditions are implemented:

**Mitigation Measures- Items III-2,3:**MM III.1**Construction**

- The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.
- Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired in 72 hours.
- The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for



average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. [http://www.airquality.org/cega/Construction\\_Mitigation\\_Calculator.xls](http://www.airquality.org/cega/Construction_Mitigation_Calculator.xls)

- No open burning of removed vegetation during infrastructure improvements.
- Minimize idling time to 5 minutes for all diesel power equipments.

#### Operational

- Only natural gas fireplace appliances are allowed.
- Use of low VOC coatings per District Rule 218 Architectural Coatings.
- Open burning shall be prohibited through CC&Rs on all lots.

#### Discussion- Items III-4,5:

Based upon the project description, the project would not expose sensitive receptors to substantial pollutant concentrations and would not create objectionable odors affecting a substantial number of people

#### IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

**Discussion- Items IV-1,2,3,4,5,6,8:**

The project site consists of 4.7 acres, is located in a commercial zoning district, is currently developed with commercial uses and paved surfaces, and is surrounded by existing commercial and residential uses. The site is largely clear of vegetation, does not contain any riparian areas, and has been previously disturbed and developed. The eastern-most portion of the site, located to the east of Pardee Court is undeveloped and covered primarily with grassland; however it does contain scattered granite boulders and 30 small oaks, including blue oak (1), and interior live oak (29) along the eastern end of the property. A Biological Resource Assessment for the project was prepared in October 2005, by North Fork Associates. Said report concludes that most of the project site has been previously disturbed and contains either graded/compacted soils or paved road surfaces, and that due to the absence of suitable habitat, the project site is not expected to support any of the special-status species known from the region. Because the site has previously been disturbed and developed, and because it does not contain any riparian areas, there are no impacts to sensitive or special status species, endangered species, riparian habitat, wetlands, or movement of special wildlife species or migratory fish, nor does the project conflict with habitat conservation plan policies.

**Discussion- Item IV-7:**

A Biological Resource Assessment for the project was prepared in October 2005, by North Fork Associates. Said report concludes that most of the project site has been previously disturbed and contains either graded/compacted soils or paved road surfaces, and that due to the absence of suitable habitat, the project site is not expected to support any of the special-status species known from the region. The report however notes that although Cooper's Hawk and White-Tailed Kite are not expected to nest within the project site, project implementation could result in potential disturbance of other nesting raptors known from the region; because of this if tree removal were to occur during typical breeding season (March 1 through August), a take of active raptor nests could occur.

The project as proposed may result in potential impacts to 20 oak trees, including the removal of 7 trees, and the potential disturbance to drip lines of 13 trees. Because of the tree impacts/removal, the project may cause disturbance of nesting raptors during typical breeding season, and may conflict with the Placer County Tree Preservation Ordinance or the Granite Bay Community Plan's Conservation Element (Policy 4.[Minimizing removal of and preservation of existing vegetation]), unless adequate mitigation for such impacts/removal is provided.

**Mitigation Measures- Item IV-7:**

MM IV.1 Tree Removal/Impacts Trees identified for removal shall be mitigated through replacement with comparable species on-site in an area to be reviewed and approved by the DRC, or through payment of in-lieu fees as follows:

- For each diameter inch of a tree removed, replacement shall be mitigated throughon an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).
- If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on improvement plans and must be installed by the applicant and inspected and approved by the DRC prior to the issuance of a final Certificate of Occupancy by the Placer County Building Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.
- A revegetaion plan, as recommened by an ISA-certified aroborist or similarly qualified professional, to provide an appropriate level of mitigation to offset the loss of trees, and as approvd by the DRC, shall be established in the landscape easements as shown on the approved Tentative Map.
- If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on improvement plans and must be installed by the applicant and inspected and approved by the DRC prior to the issuance of a final Certificate of Occupancy by the Placer County Building Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.
- In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements for the project.

MM IV.2 Avoidance of Raptor Breeding Season: Take of any active raptor nest is prohibited under the Fish and Game Code Section 3503.05. To avoid take of active raptor nests, necessary tree removals should be conducted outside the typical breeding season (March 1 through August). If tree removal is determined to be necessary during the typical breeding season, a raptor nest survey should be conducted by a qualified biologist no more than 30 days prior to initiation of proposed development activities. Survey results should be submitted the CDFG. If the biologist determines

that a tree slated for removal is being used for nesting at that time, disturbance should be avoided until after the young have fledged from the nest and achieved independence. If no nesting is found to occur, necessary tree removal could then proceed.

**MM IV.3 Temporary Construction Fencing:** The applicant shall install a 4 feet tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map.

No development of the site, including grading, will be allowed until this mitigation is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries.

#### V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

#### Discussion- All Items:

A Cultural Resources Assessment of the proposed project was prepared in January 2006, by Peak & Associates, Inc. Said report notes that the site has been previously disturbed and contains either graded/compacted soils or paved road surfaces, and does not contain any structures or artifacts other than a retail shopping center. The report concludes that no cultural resources were identified on the property, and therefore the project would not result in negative impacts to cultural resources.

#### VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		

2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)			X	
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)		X		

**Discussion- Items VI-1,2:**

This project proposal would result in disturbance of the entire 4.7 acre site for the construction of building pads for 35 single family half-plex lots, private alleys to access the residential units, a commercial retail building, pool facilities, and parking areas. Grading activities are associated with the installation of five private on-site alley-configured roadways ranging from approximately 75 feet to 270 feet in length, pad grading for 35 residential lots ranging from 2250 SF to 5000 SF, a swimming pool, 8,750 SF retail commercial building, commercial parking and circulation areas, and underground utilities. To construct the improvements proposed, potentially significant disruption of soils on-site could occur, including excavation/compaction for roadways, building pads and various utilities. The project grading is expected to balance on site with approximately 8,000 cubic yards of cut and fill. The project proposes soil cuts of approximately 8 feet maximum and fills of approximately 4 feet maximum with all resulting finished grades to be no steeper than 2:1 at locations identified on the preliminary grading plan. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures:

**Mitigation Measures - Items VI-1,2:**

**MM VI.1** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction costs shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

**MM VI.2** All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant

shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency.

**MM VI.3** Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Road, pavement, and parking area design
- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

**MM VI.4** Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

**Discussion- Items VI-3,4:**

According to a preliminary geotechnical engineering report by Wallace Kuhl & Associates dated August 22, 2006, the near-surface soils at this site are previously disturbed cut and fill areas. Pardee Court is an existing paved road and the portion of the project west of Pardee Court that does not contain structures is currently either surfaced with asphalt or concrete, landscaped or fallow land. The eastern portion of the project site was previously disturbed and is now covered with vegetation and mostly flat. There will not be a substantial change in topography. There are no unique geologic or physical features at the site that could be destroyed, covered, or modified by this project, since it is a previously disturbed and developed site.

**Discussion- Items VI-5,6:**

This project proposal would result in the construction of 35 new single-family homes and associated roadway improvements. The disruption of soils on this previously disturbed property increases the risk of erosion and

creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for roadways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with soil erosion can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures:

#### **Mitigation Measures - Item VI-5:**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VI.5 Water quality BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the Engineering and Surveying Department). BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, and concrete washout areas.

MM VI.6 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

#### **Discussion- Items VI-7,8:**

The preliminary geotechnical report dated August 22, 2006 by Wallace Kuhl & Associates states that there are no faults crossing the property. The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site.

#### **Discussion- Item VI-9:**

Although most of the soils at the project site are anticipated to have a low shrink-swell potential, soils with a moderate or high shrink-swell potential may exist on the property. A complete geotechnical investigation report is needed in order to determine the expansion index of the soils and the relative potential expansion as defined in Table 18, 1-B of the 1994 Uniform Building Code (UBC). The proposed project's impacts associated with expansion soils can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures:

#### **Mitigation Measures - Item VI-9:**

Refer to text in MM VI.3

### **VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

**Discussion- Items VII-1,2:**

The use of hazardous substances during normal construction activities is expected to be limited in nature and will be subject to standard handling and storage requirements. The facility may store and use pool chemicals, such as chlorine, muriatic acid, etc. If these materials are stored onsite, they may also be subject to standard handling and storage requirements, including preparation of a Hazardous Materials Business Plan.

A Phase I Environmental Site Assessment (Phase I ESA) was prepared for the property by Wallace Kuhl and Associates, Inc. The Phase I ESA reported that 4.6354 tons of asbestos was generated by structures located at the site and disposed at a landfill in Shasta County. The Phase I ESA does not provide further information regarding asbestos for this site, however, Environmental Health Services staff report that enforcement action was taken at this site by the California Air Resources Board for suspected improper disposal of Asbestos Containing Materials (ACM). According to the Phase I ESA, the existing retail structure was constructed sometime in the 1960's. Building materials used during this time commonly contained asbestos. Demolition of the existing retail building creates the potential for release of ACM through destruction and disposal of these building materials. Additionally, some ACM are classified as hazardous waste. However, state and federal law and various government agencies, such as the Environmental Protection Agency, California Department of Health Services, California Air Pollution Control Districts, and Cal-OSHA regulate the demolition, disposal and transport of ACM. Removal and abatement actions for ACM can only be performed by contractors certified for that type of work through the California State Licensing Board. Any demolition, removal and/or abatement of ACM will be subject to these state and federal laws concerning proper handling of ACM.

Accordingly, impacts related to the use, storage, and/or release of hazardous substances used during normal construction and demolition activities or in relation to the swimming pool is considered to be less than significant. No mitigation measures are required.

**Discussion- Item VII-3:**

Based upon the project description, the project is not expected to emit hazardous emissions.

**Discussion- Items VII-5,6,7:**

The proposed project site is not located within an airport land use plan, or within the vicinity of a private airstrip. In addition the project site is a commercial/multi-family residential infill project and is not located in an area where wildlands are located adjacent to urbanized areas. Because of this, no hazardous impacts will result from the development of the proposed project.

**Discussion- Item VII-4:**

The Phase I ESA did not identify current or prior uses of the property that would result in the storage or use of significant amounts of hazardous materials at the project site. Additionally, the Phase I ESA reported that the site was not found on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, any hazard to the public or the environment related to the project location is considered to be less than significant. No mitigation measures are required.

**Discussion- Item VII-8:**

The project consists of a residential subdivision and a retail center. Proposed tenants of the retail center consist of businesses that are unlikely to store or use hazardous materials. An existing retail building will be demolished in order to construct the new retail center. As discussed in section VII 1. & 2., the existing retail building likely contains ACM. Demolition of this building creates the potential for release of ACM through destruction and disposal of these building materials. However, any demolition, removal and/or abatement of ACM will be subject to state and federal laws concerning proper handling of ACM.

The residential portion of the project includes a swimming pool and spa. Pool chemicals will likely be used and stored on the property; these chemicals will be subject to standard handling and storage requirements, which may include the preparation of a hazardous materials business plan. Therefore, health hazards or potential health hazards associated with retail uses, swimming pool chemicals, or normal construction or demolition activities are considered to be less than significant.

The project will comply with the Placer County Building Code's requirements for safety fencing and standard construction practices pursuant to Title 22 and Title 24. No mitigation measures are required.

**Discussion- Item VII-9:**

The Phase I ESA did not identify current or prior uses of the property that would result in the storage or use of significant amounts of hazardous materials at the project site. However, the Phase I ESA reported that there are two gasoline service stations in the vicinity of the property; unauthorized subsurface releases are reported for both service stations. The underground plumes from the two spills have merged and this plume is being monitored; quarterly monitoring reports are submitted to and reviewed by Environmental Health Services. The plume is migrating in a generally north/northwest direction, away from the project site. Based on local geology and groundwater gradients, it is not likely that flow direction of the contaminant plume will change.

As discussed in section VII 1. & 2., the existing retail building likely contains ACM. Demolition of this building creates the potential for release of ACM through destruction and disposal of these building materials. Any demolition, removal and/or abatement of ACM will be subject to state and federal laws concerning proper handling of ACM.

Therefore, the potential for this project to expose people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

**VIII. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		



6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)		X		
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

**Discussion- Item VIII-1:**

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from Placer County Water Agency. Therefore, the project will not violate water quality standards with respect to potable water.

**Discussion- Item VIII-2:**

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

**Discussion- Item VIII-3:**

A preliminary drainage report was prepared by Baker-Williams Engineering Group and revised on September 11, 2006. Existing site drainage is divided with the western 2.6 acre shed draining to the northwest down Douglas Blvd. and the remaining eastern 4.9 acre shed draining to the north crossing under Douglas Blvd. The total project site shed area, including 0.6 acres of existing Pardee Court, is approximately 7.5 acres. The project proposes to alter the existing drainage sheds by shifting approximately 0.7 acres from the western shed to the eastern shed. The resulting shed areas will be 1.9 acres for the eastern shed and 5.6 acres for the western shed. The drainage from this entire site generally flows northwest through the existing storm drainage system and ultimately enters into a tributary of Strap Ravine. The redirection of approximately 0.7 acres that was draining northwest down Douglas Blvd. to drain north under Douglas Blvd. does not substantially alter the drainage pattern of the area or site, therefore this is a less than significant impact. No mitigation measures are required.

**Discussion- Item VIII-4:**

This project will create new impervious surfaces on a property that is currently developed, however, the percentage of impervious surfaces will increase overall. The tributary area for the eastern shed will increase and as a result, peak flow estimates will increase if detention is not included. Flows from the eastern shed will be conveyed through a proposed oversized underground conveyance pipe to detain peak flows to at or below pre-development conditions. According to the preliminary drainage report by Baker-Williams Engineering Group, dated September 11, 2006, a 24" oversized pipe will be installed as part of the on-site drainage conveyance system as a mitigation measure to detain a portion of the 100 year event. In the preliminary drainage report, the applicant demonstrated that the resulting post-development peak flows for both the 10-year and 100-year storm events will be less than the pre-development conditions, except for the eastern shed 100-year event, which will be 13.0 cfs post-development instead of 12.9 cfs pre-development. The overall 10-year flows will be reduced to 9.9 cfs from 11.3 cfs and the overall 100-year flows will be reduced to 19.1 cfs from 20.7 cfs. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Furthermore, the property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Strap Ravine watershed) is well documented.

Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include local, on-site detention to reduce post-development flows from the 2- through 100-year storms to pre-development levels and flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

The proposed project's impacts associated with increase in rate or amount of surface runoff can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures:

#### **Mitigation Measures - Item VIII-4:**

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of detention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.3 Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners'/property owners' association.

MM VIII.4 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$303 per single-family residence and \$1,803 per acre for commercial property, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM VIII.5 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$43 per single-family residence and \$252 per acre for commercial properties.

#### **Discussion- Items VIII-5,6:**

Approximately half of the 4.7 acre site is presently covered with impervious surfaces including structures and pavement for the existing commercial development and Pardee Court. The existing commercial building will be removed and replaced with a new retail building. A residential subdivision for 35 half-plex units with drive aisles/alleys for access will be constructed. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact can be reduced to less than significant levels. In the post-development condition, the

residential portion of the proposed development has the potential to introduce stormwater contaminants such as sediment, nutrients, bacteria and viruses, oil and grease, metals, organics, pesticides, and trash. Activities that could potentially contribute to stormwater pollution are car washing, yard fertilizing and irrigation, household products storage, pets, and refuse collection areas. In addition, the post-development commercial portion of the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as parking lot runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. Staff considers these water quality impacts to be potentially significant unless mitigation is incorporated. The proposed project's impacts associated with water quality degradation can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures:

#### **Mitigation Measures - Items VIII-5,6:**

Refer to text in MM VI.6

MM VIII.6 Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.7 Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: a dedicated residential water quality treatment vault, a dedicated commercial water quality treatment vault, infiltration in landscaping areas, minimizing stormwater pollutants of concern through regular street sweeping by the HOA, incorporation into the CC&R's of prohibitions against dumping oils, solvents, yard wastes and other potential stormwater contaminants into the stormwater drainage system, erosion control, soil stabilization, and storm drain stenciling and signage prohibiting dumping at storm drain inlets. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.

MM VIII.8 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

MM VIII.9 All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

MM VIII.10 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the ESD and DRC for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.11 Maintenance of detention facilities by the property owners'/homeowners' association will be required.

**Discussion- Item VIII-7:**

The project could result in urban storm water runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant.

**Mitigation Measures - Item VIII-7:**

MM VIII.12 In order to minimize potential water quality issues resulting from increased urban storm water runoff, Best Management Practices (BMPs) shall be utilized and maintained.

**Discussion- Items VIII-8,9,10:**

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore, there are no impacts due to exposing people or structures to a significant risk of loss, injury, or death, including flooding as a result of failure of a levee or dam.

**Discussion- Item VIII-11:**

The project will not alter the direction or rate of flow of groundwater.

**Discussion- Item VIII-12:**

This project is located within the Dry Creek Watershed, with drainage from the site flowing towards the Strap Ravine, a tributary to Dry Creek. Mitigation measures are proposed for reducing impacts to water quality degradation to a less than significant level. An important surface water resource is not impacted. No mitigation measures are required.

**IX. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)			X	
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion- Items IX-1,2,3,5,8:**

The proposed project would result in the replacement/development of commercial uses near the west end of the site and development of multi-family residential uses along the eastern and southern end of the project. The project site is located in a developed commercial core area of Granite Bay, bordering existing residential uses to the east and the southeast, and existing commercial uses to the southwest, west and north. The project would not result in the division of an established community, nor would it cause economic or social change that would result in adverse physical changes to the environment. The project as proposed is considered an infill project, and is consistent with the existing CPD-DC zoning district and the Granite Bay Community Plan Commercial land use designation, and does not conflict with County policies related to avoidance of environmental effects.

**Discussion- Items IX-4,6,7:**

Because the project results in the development of multi-family town homes along the south and southeastern portion of the site, and because it borders single-family residences and commercial buildings along these areas of the site, the project may result in land use conflicts related to the introduction of higher density housing into an existing single-family residential neighborhood, as well as the introduction of new residential uses, bordering existing and proposed commercial uses. The project as proposed however, is designed such that the multi-family town homes have the appearance of single-family residences, containing natural color, rock and wood design elements, and building articulation. In addition, the project includes the preservation of many of the oaks along the eastern end of the property, and the implementation of a landscape easement and fencing running along the southern end of the property, thereby providing a buffer between the town homes and the existing residential and commercial uses. In addition, the project includes the implementation of a sound wall between the proposed commercial structure and the proposed town homes, thereby providing a buffer between these uses. Because of the project design elements described above, negative impacts resulting from land use conflicts are considering less than significant.

The proposed project results in the demolition of an existing retail shopping center and the development or replacement of a commercial/retail building in an alternate location. Phase 1 of the project includes the development of the commercial/retail building, which is proposed to occur prior to the demolition of the existing retail shopping center. The project may have negative impacts related to the disruption of the physical arrangement of the existing building and the alteration of that use; however, because the project results in the replacement/development of a commercial structure, and because the proposed structure would be developed prior to the demolition of the existing retail center, these impacts are considered less than significant. No mitigation measures are required.

**X. MINERAL RESOURCES – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

**Discussion- All Items:**

The project includes the replacement/development of commercial uses and multi-family residential uses on an infill site which has been previously disturbed. There are no known mineral resources on the site, or delineated in the general area of the site in the Granite Bay Community Plan. Because of this, the proposed project could not result in any negative impacts to mineral resources.

**XI. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

**Discussion- Items XI-1,2,3:**

An environmental noise analysis (ENA) was conducted for this project by Bollard Acoustical Consultants, Inc. The ENA reports that significant noise impacts for the project consist of traffic noise from Douglas Boulevard and noise associated with use of the swimming pool. The consultant reports that noise from both of these sources exceeds Placer County noise level standards. Additionally, noise from construction activities may noticeably increase noise levels above existing ambient noise levels. These noise impacts are potentially significant.

**Mitigation Measures- Items XI-1,2,3:**

**MM XI.1** In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

**MM XI.2** In order to mitigate the impacts of traffic noise from Douglas Boulevard and noise associated with the use of the swimming pool, the Environmental Noise Assessment (ENA) by Bollard Acoustical Consultants, Inc. dated March 21, 2007 recommends that a soundwall be constructed in two locations on the property. One soundwall, located at the northern property line will provide mitigation for traffic noise from Douglas Boulevard. The second soundwall, located at the northern property line of lots 15 and 16, the southwest corner of lot 5 and the northwest corner of lot 14 will mitigate noise associated with use of the swimming pool. The soundwalls shall be constructed as specified in the ENA with respect to location, dimensions and construction materials. As recommended in the

ENA to provide noise mitigation for interior spaces, air conditioning shall be included for each residential unit so that doors and windows may be closed for additional noise reduction.

**Discussion- Item XI-4:**

The project is not located within an airport land use plan or within two miles of a public airport.

**Discussion- Item XI-5:**

The project is not located within the vicinity of a private airstrip.

**XII. POPULATION & HOUSING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion- Item XII-1:**

Because the project includes the development of 35 new multi-family units into the community, it will result in an increase to population growth; however this impact is considered less than significant. No mitigation measures are required.

**Discussion- Item XII-2:**

The project site does not contain existing residential uses, and therefore the project will not result in the displacement of existing housing and will have no impact.

**XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

**Discussion- Item XIII-1:**

No new fire protection facilities are proposed as part of this project.

**Discussion- Item XIII-2:**

No new sheriff protection facilities are proposed as part of this project.

**Discussion- Item XIII-3:**

No new sheriff protection facilities are proposed as part of this project.

**Discussion- Item XIII-4:**

The existing road, Pardee Court, is not maintained by Placer County. The residential units will access the half-plexes via privately maintained drive aisles/alleys.

**Discussion- Item XIII-5:**

No other governmental services are proposed as part of this project.

**XIV. RECREATION – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

**Discussion- All Items:**

The project proposal includes the development of 35 multi-family residential units, with a cabana and swimming pool recreational amenities. Because the development of the swimming pool as a recreational facility will occur on a previously disturbed and developed site, and because such development is fairly benign, it will have no negative impact on the environment. In addition, the increase of residential units and subsequent residences in the community, may result in an increased use of existing neighborhood and regional parks; however this impact is considered less than significant. No mitigation measures are required.

**XV. TRANSPORTATION & TRAFFIC – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)		X		



5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

**Discussion- Item XV-1:**

This project proposal would result in the creation of 35 residential townhome lots and the relocation of an existing commercial shopping center building. The residential portion of the proposed project will generate approximately 270 average daily trips, with approximately 27 PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees (currently estimated to be approximately \$4,852 per townhome dwelling) to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

**Mitigation Measures- Item XV-1:**

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA)
- Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is \$169,804. There are no additional fees for the proposed shopping center on-site as the existing shopping center is the same size as the proposed and is therefore considered a "relocation" of the existing on the project site. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

**Discussion- Item XV-2:**

This project proposal would result in the creation of 35 residential townhome lots and the relocation of an existing commercial shopping center building. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded.

**Discussion- Item XV-3:**

The creation of 35 residential townhome lots on an existing private cul-de-sac and the relocation of an existing commercial shopping center building on the property will not increase impacts to vehicle safety due to roadway design features or incompatible uses.

**Discussion- Item XV-4:**

Based on staff communication with a representative of the South Placer Fire Protection District (SPFPD) during environmental review of this project, the proposed 20 foot wide driveway aisles or alleys with 5 foot driveway aprons are a concern for emergency response. Fire safe standards require a minimum width of 20 feet in order to allow two emergency response vehicles to safely pass each other on the road. The lack of parking in front of garages is a concern, as some residents or visitors may park in the alley or driveway, obstruct the 20 feet of road that is meant to be kept clear at all times, and interfere with emergency response. The proposed project's impacts associated with emergency response can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures:

**Mitigation Measures- Item XV-4:**

**MM XV.2** Provide the Engineering and Surveying Department with a letter from the South Placer Fire Protection District (SPFPD) describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. Based on communication with the representative from SPFPD during the environmental review of this project, the following conditions and mitigation measures will be applied to this project, unless otherwise determined by the SPFPD:

- Residential sprinklers will be required.
- The parking spot must be removed in the cul-de-sac to allow the fire apparatus to make the turn.
- All exterior sidings of the buildings must be stucco or similar non-combustible material.
- The access roads in front of the proposed commercial area must be 26' per SPFPD requirements, not 25' as shown.
- The 20' roadway shall have rolled curbs on both sides.

**MM XV.3** The 20 foot wide drive aisles/alleys shall be signed "No Parking" with sign details and locations to be included on the Improvement Plans to the satisfaction of ESD and SPFPD.

**Discussion- Item XV-5:**

The proposed project includes the development of an 8,800 square foot commercial building and 35 multi-family residential town homes. The parking required for such uses includes 44 stalls (including 2 ADA stalls) for the commercial uses, 2 stalls for each residential unit, and 9 guest parking stalls for the residential uses. Parking for the project includes two garage stalls per unit, ten parallel stalls along one side of Pardee Court, and 52 stalls (including two ADA stalls) near the west end of the site, which will be used for commercial uses parking and additional guest parking for the residential uses. Because sufficient parking is included with the proposed project, there would be no impacts to parking capacity on or off the project site.

**Discussion- Item XV-6:**

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. The residential townhome development allows bicyclists to cross from Pardee Court to the commercial shopping center via the southwest drive aisle connection. Sidewalks are already in place along Douglas Boulevard and along both sides of Pardee Court.

**Discussion- Item XV-7:**

The proposed project will comply with the Placer County Zoning Ordinance which requires one bicycle rack for each twenty parking spaces required by section 17.54.050. The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

**Discussion- Item XV-8:**

This commercial and residential townhome project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

**XVI. UTILITIES & SERVICE SYSTEMS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new on-site sewage systems? (EHS)				X

4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (EHS)				X
8. Comply with federal, state, and local statutes and regulations related to solid waste? (EHS)			X	

**Discussion- Item XVI-1:**

A preliminary sewer study prepared by Baker-Williams Engineering Group and revised on October 2, 2006 was provided during environmental review. Sewer flow factors were estimated for both the commercial and residential portions of the project based on the August 10, 2006 RMC Draft Technical Memorandum, as directed by County staff. The type of wastewater expected to be produced by this development is typical of wastewater already collected and treated within Sewer Maintenance District #2. The treatment facility is capable of handling and treating this additional volume of wastewater without overwhelming the existing system.

**Discussion- Item XVI-2:**

The project is located within the annexed area for Sewer Maintenance District (SMD) #2. Gravity sewer is proposed to tie the wastewater generated on-site into the existing 6" sewer line in Douglas Blvd. The existing sewer system conveys wastewater flows west along Douglas Blvd. and then north along Auburn-Folsom Road at the Douglas/Auburn-Folsom intersection. The sewer line then crosses west through the Country Gables Shopping Center. An existing manhole adjacent to the mobile home park experiences surcharging during wet weather events. The additional wastewater from the proposed project will further exacerbate an existing problem which would impact off-site properties. The proposed project's impacts associated with wastewater conveyance can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures:

**Mitigation Measures- Item XVI-2:**

MM XVI.1 Due to wastewater surcharge during rain storm events at manhole 14 located in the northwest corner of the Country Gables Shopping Center property located Douglas Blvd. and Auburn-Folsom Road, the applicant shall connect manhole 32 with manhole 70, as proposed in the Sewer Study prepared by Baker-Williams Engineering Group for this project with revision date of October 2, 2006. This mitigation will reduce flow that sewers into manhole 14 and divert it downstream to alleviate some surcharge during wet weather events.

**Discussion- Item XVI-3:**

The project will be served by public sewer, and will not require or result in the construction of a new septic system.

**Discussion- Item XVI-4:**

The project proposes additional storm drainage collection and conveyance facilities to connect to the existing storm drain system in Douglas Blvd. The applicant has demonstrated through a preliminary drainage report prepared by Baker-Williams Engineering Group dated September 11, 2006 that the existing storm drain facilities are adequate to handle this project's flows and the construction of the on-site stormwater conveyance system is not expected to cause significant environmental effects.

**Discussion- Items XVI-5,6:**

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

**Discussion- Item XVI-7:**

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

**Discussion- Item XVI-8:**

The project proponent has provided environmental Health Services with written comments from the local franchised refuse hauler on their ability and willingness to serve this project. This is a routine condition and the ability for this project to comply with federal, state, and local statutes and regulations related to solid waste is considered to be less than significant. No mitigation measures are required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

**F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**G. DETERMINATION** – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

**H. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Department, Crystal Jacobsen, Chairperson  
 Engineering and Surveying Department, Rebecca Taber P.E.  
 Engineering and Surveying Department, Wastewater, Ed Wydra  
 Department of Public Works, Transportation  
 Environmental Health Services, Jill Kearney  
 Air Pollution Control District, Brent Backus

Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Vance Kimbrell  
 Placer County Fire / CDF, Bob Eicholtz

Signature 

Gina Langford, Environmental Coordinator

Date April 10, 2007

**I. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

<b>County Documents</b>	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan

		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
	Mosquito Abatement District	<input type="checkbox"/> _____
<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments		
	<input type="checkbox"/> _____	